

East Longmeadow Planning Board

60 Center Square

East Longmeadow, Massachusetts 01028

since 1894

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Michael Carabetta, chair

Alessandro Meccia, vice-chair

Tyde Richards, clerk

George Kingston

Ralph Page

robyn d. macdonald, director

rmacdonald@eastlongmeadowma.gov

Minutes of February 10, 2015

Present were: Chair, Michael Carabetta; Vice Chair, Alessandro Meccia; Clerk, Tyde Richards, George Kingston and Ralph Page.

Cindy Bellerose – The Apple Place, 540 Somers Road

Cindy Bellerose owner of The Apple Place, 540 Somers Road said that she has a bakery and an apple farm and that she has signed a covenant with the state to improve upon her farm and received a grant to do a new kind of farming, etc. Ms. Bellerose said that the state also gave her recommendations of things they want done to the farm so that it would be able to be passed on to generations. She said one of the things she would like to do is sell ice cream that is made locally and she has found a small farm in Hadley that she would be getting the ice cream from. Ms. Bellerose said that she would also like to put a couple of picnic tables outside because she thinks it will go well with the bakery.

Mr. Carabetta asked Ms. Bellerose what she sells currently. Ms. Bellerose said that her crop is apples, peaches, a few pears, pies, cider donuts, muffins and cider. Mr. Carabetta asked Ms. Bellerose when she is open. Ms. Bellerose said normally they have been following the schedule of the fruit which is mid July and they close at Thanksgiving. She said that she would like to extend her season and open at the end of May to give them more income. Mr. Carabetta asked if she would only be adding ice cream to what she already has. Ms. Bellerose said yes that's correct.

Mr. Page said that they are classified as agricultural use which is exempt and the sale of dairy products is an allowed use and allowed under the state and zoning laws. He said that he doesn't see any problems with the request and asked Ms. Bellerose if she is looking to expand on anything or add a building. Ms. Bellerose said that she would like to put an addition on the back of the bakery that would be no bigger than a single car garage.

Mr. Carabetta asked Ms. Bellerose how many acres she currently has. Ms. Bellerose said 13 ½ acres.

Mr. Kingston said that there is a provision in the use that she has to have a certain percentage of things that she sells that come from her farm. He asked Ms. Bellerose how much ice cream is she going to sell. Ms. Bellerose said according to the state when their fruit is not in season it doesn't matter and said that 25% is the threshold and she is well over that.

Ms. Macdonald said the only thing is Site Plan Review and Ms. Bellerose would need to bring the schematics to the Planning Board to make sure the building is within zoning. She said if it is less than 2,000 sq. ft. than she could apply for a Waiver of Site Plan Review and the Board could waive the requirement for Site Plan Review.

Mr. Page said that the Request for Waiver of Site Plan would be the way through the Planning Board because if she is looking for a building the size of a single car garage he can't imagine that would be anywhere near 2,000 sq. ft. He said then she would have to get a building permit for the construction through the Building Department.

After further discussion the Board thanked Ms. Bellerose for coming in and explaining to them what it is she would be doing and said that she has their support.

Release of Bond – Great Woods XI

The Board reviewed the full release of Subdivision Bond presented for Great Woods XI in the amount of Forty Four Thousand, Five Hundred Fifty-Four and 80/100 Dollars (\$44,554.80) with all interest accrued and requests that the account be closed. The street has been approved, taken at town meeting and recorded in the Hampden County Registry of Deeds.

Upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (5-0) to approve and endorse the release.

Waivers Approved

Connecticut Valley Construction, 12 Town View Circle – Home Office

Gifts designed by Debbie, 55 Meadow Road – Office for the creation of gift baskets

Minutes

The Board reviewed the minutes of December 2, 2014 and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (5-0) to approve.

The Board reviewed the minutes of December 16, 2014 and upon motion duly made by Ralph Page and seconded by George Kingston, the Board voted (5-0) to approve.

The Board reviewed the minutes of January 13, 2015 and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (5-0) to approve.

Sidewalk discussion

Ms. Macdonald informed the Board that a meeting was scheduled for February 23rd at 6:00 p.m. at the DPW Service Building with the Planning Board and the DPW regarding sidewalks. She said that she gave the Board the sidewalk plans as well as the memo she prepared in 2007 when Jim Driscoll asked for them and the e-mails that went back and forth with regards to questions that Mr. Meccia had asked her.

Open Space

Mr. Page said that they created a letter and sent it out asking for people to become members including the Recreation Department, DPW, Board of Selectmen and they have started to hear back. He said once they get a committee formed they'll probably hold the first meeting sometime in March. Mr. Kingston said that he would like to be on the Committee.

With no further business and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted 5-0 to adjourn at 6:30 p.m.

For the Board,

Tyde Richards, Clerk